



BUSINESS FOR SALE

Long Established Licensed Restaurant

High Quality Modern Fit-out

Consistently profitable business

101.54 sq. m. (1,093 sq. ft.)

No rates payable subject to status

Offers over £185,000



WHAT 3 WORDS

THE BACAS, 20 MAIN STREET, DALMELLINGTON KA6 7QL

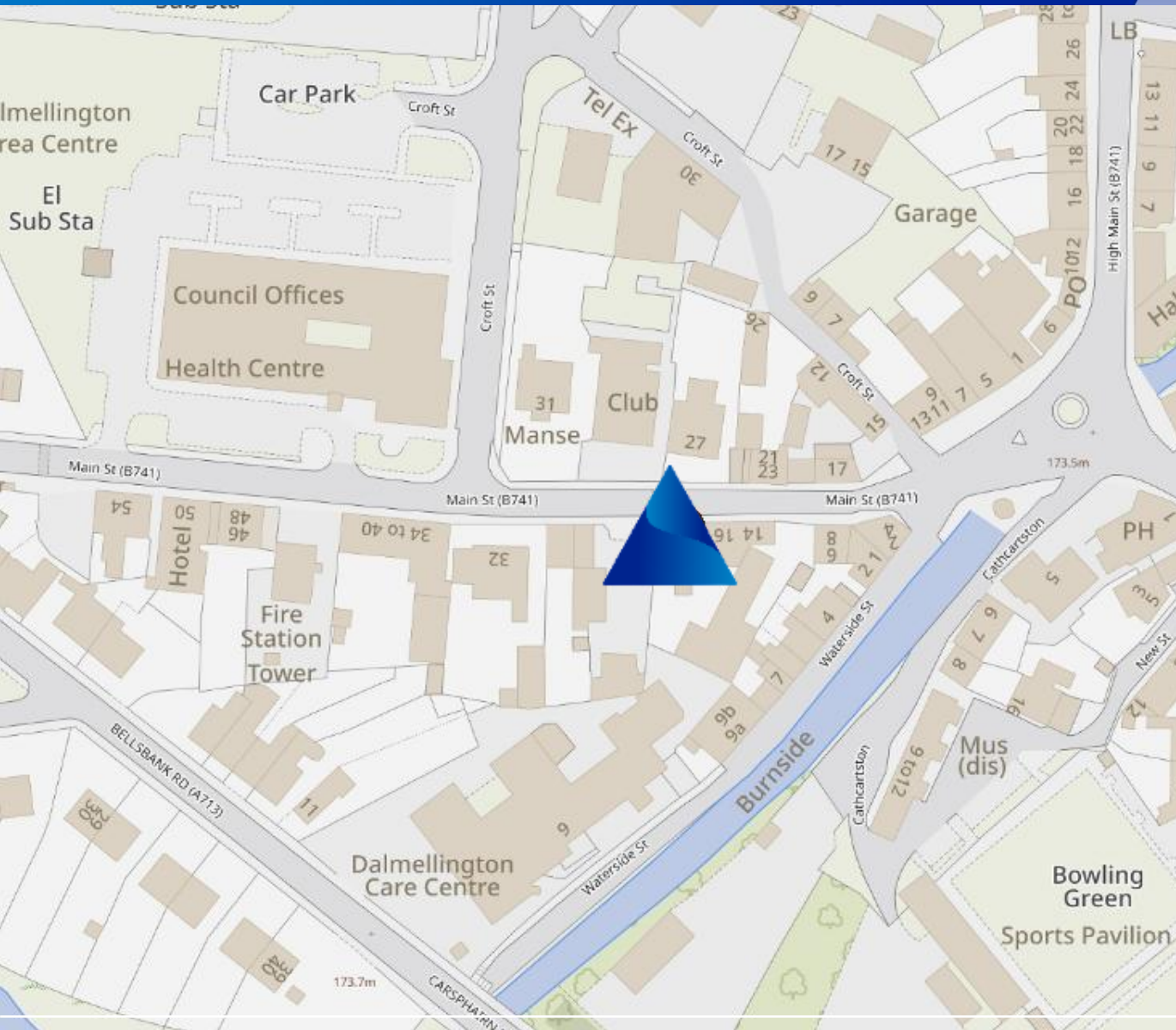
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Location

THE BACAS, 20 MAIN STREET,
DALMELLINGTON



Dalmellington is located in the East Ayrshire Council area on the A713 around 13 miles south east of Ayr and with a resident population of around 2,800.

The property is located in the centre of Main Street, the town's main retailing area where a mix of local trades are represented.

Free on street car parking is available in the locality.



FIND ON GOOGLE MAPS



Description

THE BACAS, 20 MAIN STREET,
DALMELLINGTON



The subjects comprise restaurant premises occupying the ground floor of a traditional end terrace two storey and attic property formed in stone and slate together with a single storey projection to the rear.

The internal accommodation comprises the following:

- Main Restaurant Area (30 Covers)
- Full Commercial Kitchen
- Stock Room
- W.C. Facilities

The restaurant is well appointed to a high standard throughout with modern fixtures and fittings all of which are owned outright.



	SQM	SQFT
Restaurant	101.54	1,093
TOTAL	101.54	1,093

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Detail

THE BACAS, 20 MAIN STREET,
DALMELLINGTON

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows:

RV £5,700.

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

THE BUSINESS

The Bacas is a long established licensed restaurant located in the centre of Dalmellington.

It is a family operated concern with a limited external staff compliment, the current trading hours are 8:30am until 3pm 6 days per week, being closed on a Sunday.

The restaurant offers 30 covers and holds a Licence to sell alcohol under the terms of the Licensing (Scotland) Act 2005.

Our clients have owned the business for around 20 years and are now looking to sell to focus on other interests.

Full details of staffing and accounts will be made available to genuinely interested parties after viewing.

PURCHASE PRICE

The business is offered for sale at offers over **£185,000**.

Stock will be valued separately at the date of sale.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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